



## 4.0 Open Space Element

The Open Space Element of the Goodyear General Plan 2003-2013 provides guidance for both active and passive recreational facilities within the Goodyear Planning Area. The interconnected open space system, including parks and trails, provides recreational opportunities and enhances the overall quality of life within Goodyear.

The Open Space Element is organized into the following four sections to communicate the City's intent for a high quality recreational network:

- Background
- Open Space Goals, Objectives, and Policies
- Open Space Plan
- Open Space Element Implementation Activities

### 4.1 Background

Goodyear residents place a high value on the visual quality and recreational opportunities afforded through its open spaces and parks. Goodyear's location, between the Estrella and White Tank Mountains and transected by the Gila River, provides a scenic setting for this rapidly growing community. The City has more than tripled in population since 1990 (6,258 in 1990 to nearly 31,600 on January 1, 2003) and is expected to continue its growth over the next ten years to total approximately 97,200 residents in 2013. Significant population growth will increase the demand to maintain existing levels of service for parks, recreational facilities, and open space throughout the City. The existing level of public and private park service (LOS) in Goodyear is 10.3 acres per 1,000 residents, which places the City above the upper end of the generally accepted national standard (6.25 to 10.0 acres per 1,000 residents) and is significantly higher than the communities of Gilbert (6.5 acres per 1,000 residents, Avondale (2.8 acres per 1,000 residents and Peoria (6.7 acres per 1,000 residents (Arizona Republic, August 2002)). Both public and private park acreage have been included in the park acreage LOS because they both serve the mini, neighborhood, community and large urban park needs of the City. However, with its population expected to more than double by 2013, Goodyear will need to work closely with private and other public interests to maintain its existing level of service.







As shown in Table 4.1a, Existing Active Open Space and Recreational Facilities, a total of approximately 324 acres of developed park space is located within the City over 25 public and private sites. The City maintains nine parks with the remainder maintained by various entities including Homeowner Associations (HOA's), Maricopa County, and the Avondale, Liberty, Litchfield, Agua Fria, and Buckeye School Districts. As shown in Table 4.1b, Existing Regional Park and Golf Course Facilities, the City's location, adjacent to the approximate 19,900 acre Estrella Regional Park, provides facilities that are not counted within the previously described analysis for local facilities. The City also contains six public golf courses and one semi-private golf course. It also is in the process of improving Bullard Wash, which will encompass approximately 90 acres of land when complete.

The City is very interested in the provision of high quality open space facilities for its residents. Adopted in 2001, the Goodyear Parks, Trails, and Open Space Master Plan specifically identifies standards for recreational facilities and the future development of parks and open spaces throughout the City. The philosophical approach of the plan is that these components (i.e., parks, trails and open space) should provide the framework upon which new development takes place, rather than be considered as after thoughts for the remaining tracts of land within the project.

The master plan process identified four key deficiencies within the City. These included the need for another large urban park/sports complex; community parks; linear greenways and trails; and a dog park or "off-leash" running area. The standards of the National Recreation and Parks Association (NRPA) have assisted the City in determining the standards that are contained within the Parks, Trails, and Open Space Master Plan, shown in Table 4.2a, Active Open Space Standards and Table 4.2b, Regional Open Space Standards. Several of the standards have been modified for this element and will be revised in the master plan accordingly. The intent of this element is to provide a desired target for park size and service area coverage. It also serves as a guide for the appropriate location and siting that will achieve desired levels of service for each park type to maximize proximate access and use by City residents.

The City is also working on expanding its open space opportunities. In addition to the site requirements defined in its zoning and subdivision regulations, the City is implementing open spaces to use existing drainage







Table 4.1a **Existing Active Open Space and Recreational Facilities** 

											FAC	CILITI	ES						
Park Type/Name	Jurisdiction	Operation and Maintenance Responsibility	Acreage	Facility Condition	Handicap Assessable Parking Spaces	Additional Parking Spaces	Basketball Courts	Volleyball Courts	Tennis Courts	Soccer Field Ballfield	Football Field	Lighting	Playground Equipment	Picnic Ramadas	Barbecue	Restrooms	Drinking Fountain	Pool	Community Center
MINI-PARKS	C'. (C. )	C'' ( C	1.0	F .	1 2	12	1/2					V	V	V				7	4
Canada Village Park	City of Goodyear	City of Goodyear	1.0	Fair	2	12 X	1/2					X	X	X				+	$\dashv$
Palmateer Park Horizons Park	City of Goodyear	City of Goodyear	2.0	Fair		۸							۸					+	$\dashv$
Desert Greens Park	Private-Palm Valley	HOA HOA	0.2	NA NA														+	$\dashv$
Madera Park	Private-Palm Valley Private-Palm Valley	НОА	0.2															+	$\dashv$
Travesia West Park	Private-Palm Valley	НОА	0.3	NA NA														+	$\dashv$
Travesia East Park	Private-Palm Valley	HOA	0.6	NA NA														+	$\dashv$
Desert Breeze Casitas Park	Private-Palm Valley	НОА	0.5	NA NA													-	+	+
		ПОА		INA															
Sub-T NEIGHBORHOOD/SCHOOL PARKS	otai		5.5		-														
	Drivete Canvon Trails	HOA	7.0	NIA														$\top$	
Canyon Trails Park Estrella Vista Park	Private-Canyon Trails City of Goodyear	City of Goodyear	7.0 9.0	NA Good		Χ	Χ		,	ХХ			Χ	Χ	Х		X	+	$\dashv$
Loma Linda Park	City of Goodyear  City of Goodyear	+ '	8.0	Good	2	^	^		X	^		X	X	X	X	Х		Х	Х
Palm Valley Park	City of Goodyear  City of Goodyear	City of Goodyear City of Goodyear	5.0	Good		14	Χ	Х	^	X		X	X	X	X	^	X	^+	^
Palm Valley Elementary School Park	Litchfield Elementary School District	City of Goodyear	8.0	Good	4	120	X	^	X	X		X	X	^	^		X	+	+
Desert Breeze Park	Private-Palm Valley	HOA	3.6	NA NA	4	120	^		^ /	^		^	^					+	$\dashv$
Desert Vista Park	Private-Palm Valley	НОА	4.2	NA NA														+	+
Parque de Paz	City of Goodyear	City of Goodyear	5.0	Fair		Χ	Χ					Χ	Χ					+	$\dashv$
Rancho Mirage Park	Private-Rancho Mirage	HOA	3.0	NA								Λ	Λ				+	+	+
Wildflower Park <sup>(a)</sup>	Public/Private-Wildflower Ranch	City of Goodyear/HOA	10.0	Fair									Χ	Χ	Х		-+	+	$\dashv$
Estrella Mountain Elementary School Park	Liberty Elementary School District	School District	11.0	NA NA		Χ				X X			X	^	^		-+	+	+
Wildflower Elementary School Park	Liberty Elementary School District	School District	9.0	NA NA		X				/\ /\ /\			X		+		+	+	+
Estrella Vista North	City of Goodyear	City of Goodyear		1	X			1		X	1	<u> </u>		X	Y				
			5.0	Good							V		^	^	^				
Western Sky Middle School	Litchfield Elementary School District	School District	7.0	Good	X	Χ				X X	X								
Sub-	otal		<b>94.8</b> 4-3														UF	)C	



												FAC	ILITIES						
Park Type/Name	Jurisdiction	Operation and Maintenance Responsibility	Acreage	Facility Condition	Handicap Assessable Parking Spaces	Additional Parking Spaces	Basketball Courts	Volleyball Courts	Tennis Courts	Soccer Field	Ballfield	Football Field		Playground Equipment Picnic Ramadas	Barbecue	Restrooms	Drinking Fountain	Pool	Exercise Path
COMMUNITY PARKS																			
Goodyear Community Park	City of Goodyear	City of Goodyear	35.0	NA	Χ	X	Χ		X		X		X	X X	X	X	Χ		
Sub-	Total		35.0																
LARGE URBAN PARK/SPORT COMPLEX																			
Casey Abbott Recreation Area	Maricopa County	Maricopa County	65.0	NA															
Estrella Mountain Ranch Lake Parks (b)	Private-Estrella Mountain Ranch	HOA	124.0	Good															
Sub-	Total		189.0																

### Notes:

(a)-The City of Goodyear maintains the eastern five acres and the Wildflower Ranch HOA maintains the western five acres.

(b)-Estrella Mountain Ranch Lake Parks include both North and South Lake Parks and the 74 acre lake.

Source: City of Goodyear and URS Inc., December 2002







Table 4.1b Existing Regional Park and Golf Course Facilities

											FA	CILIT	IES						
Park Type/Name	Jurisdiction	Operation and Maintenance Responsibility	Acreage	Facility Condition	Handicap Assessable Parking Spaces	Additional Parking Spaces	Basketball Courts	Volleyball Courts	Tennis Courts	Soccer Field	Ballfield	Football Field	Lighting	Playground Equipment	Picnic Ramadas	Barbecue	Restrooms	Drinking Fountain	Pool
REGIONAL PARK FACILITIES <sup>(a)</sup>		T					ı		T .	ı	T .	ı	1 1		ı				
Estrella Mountain Regional Park	Maricopa County	Maricopa County	19,840	NA	Х	Χ		X		X	Х	X	X	Χ	Χ	Χ	Χ		
White Tank Mountains Regional Park	Maricopa County	Maricopa County	26,337	NA	X	X						X		X	X	Χ	Χ		
Sub-Total			46,177																
GOLF COURSES																			
Eagle's Nest Country Club at PebbleCreek Resort	Semi-Private	Private	NA	NA															
Estrella Mountain Ranch Golf Club	Public	Private	NA	NA															
Estrella Golf Course	Public	Maricopa County	NA	NA															
Palm Valley Golf Club (Long)	Public	Private	NA	NA															
Palm Valley Golf Club (Short)	Public	Private	NA	NA															
Sierra Estrella Golf Course	Public	Private	NA	NA															
Tuscany Falls Golf Course	Public	Private	NA	NA															

#### Notes

(a)-Regional Park Facilities include facilities within a 15-minute drive time radius.

Source: City of Goodyear and URS Inc., December 2002







# Table 4.2a Active Open Space Standards

Classification	Description	Service Radius/Population Served	Typical Park Size <sup>(a)</sup>	Site Characteristics	Contributes to Level of Service <sup>(b)</sup>
LOCAL PARK SPACE					
Mini-Park	Serves as a specialized facility that serves a concentrated or limited population.	1/8 Mile One housing tract	5,445 Sq.Ft1.0 Acre	Centrally located in neighborhoods and higher density residential	Parks
Neighborhood Park/ Playground	Area where intense recreational activities (i.e., field games) take place.	1/3 Mile A neighborhood	5.0-10.0 Acres	Centrally located with K-8 schools and provides direct and safe walking/bike access.	Parks
Community Park	Area of diverse environmental quality with recreational attributes	1.5 Miles Several Neighborhoods	25.0-50.0 Acres	Comprises both active and passive recreation activities with direct vehicular and non- vehicular access.	Parks
Large Urban Park/ Sports Complex	Natural or developed area with a wide variety of outdoor recreation activities	4.0 Miles Many Neighborhoods	50.0-100.0 Acres	Intensely programmed large day/night facility for organized team and tournament play	Parks

#### Notes:

Source: City of Goodyear and URS, December 2002

corridors. These include, but are not limited to, a greenway along Bullard Wash and the existing ADOT basins as proposed in the preferred plan in the SR 303 Corridor/ White Tank Area Drainage Master Plan Update study, which is located in the north and central region of the Goodyear Planning Area. Additionally, along the Gila River as defined in the El Rio Vision Document and the existing washes in the south region of the Goodyear Planning Area. The City has also completed the work of the citizen-based Desert and Farmland Preservation Committee to evaluate future open space opportunities. Its recommendations have been compiled into an executive summary document, several of which are embodied in this element.





<sup>(</sup>a) These are the park sizes (by type) desired by the City. The City will identify any park less than 15.00 acres as a Neighborhood Park and any park more than 15.01 acres as a Community Park.

<sup>(</sup>b) Identifies the park category (e.g., Parks or Open Space) application of level of service (LOS). Level of service is the ratio of park and recreation acreage expressed in acres per 1,000 population, which represents the desired amount of space needed to provide the level of quality park and recreation services.



### Table 4.2b Regional Open Space Standards

Classification	Description	Service Radius/Population Served	Typical Park Size <sup>(a)</sup>	Site Characteristics	Contributes to Level of Service <sup>(b)</sup>
REGIONAL PARK SPACE					
Regional Park Reserve	Area of natural quality for nature-oriented outdoor recreation	15-Minute Drive Time Radius	1,000+ Acres	Area adjacent to or encompassing natural and/or cultural resources	No
OTHER RECREATIONAL SE	PACE AND SPECIAL USES				
Greenway	Linear park areas that are developed for variety of recreational travel (i.e., biking and hiking)	Varies based on resource availability and opportunity	Varies	Should be sufficient length and width to leverage joint use and provide community connectivity and user access	Open Space
Special Use	Area for specialized recreational uses (i.e., dog parks or "off-leash" running areas, golf courses, and nature centers)	Varies based on market demand and community preferences	Varies	Should be sufficient to accommodate the use and function of the site using appropriate site design and landscape/hardscape treatments	NA
Conservation Areas	Lands set aside for protection and management of the natural and cultural environment	Varies based on resource availability and opportunity	Varies	Should be sufficient to protect the identified resource(s)	Open Space

#### Notes:

- (a) These are the park sizes (by type) desired by the City. The City will identify any park less than 15.00 acres as a Neighborhood Park and any park more than 15.01 acres as a Community Park.
- (b) Identifies the park category (e.g., Parks or Open Space) level of service (LOS) for each specific classification. Level of service is the ratio of park and recreation acreage expressed in acres per 1,000 population, which represents the minimum amount of space needed to provide the level of quality of park and recreation services.

Source: City of Goodyear and URS, December 2002

The City is located proximate to a significant amount of federal lands that provide a full complement of open space activities for City residents and visitors. These lands include the Sierra Estrella Wilderness and the Sonoran Desert National Monument. The Sierra Estrella Wilderness is a 14,400-acre, triangular land area nestled in the middle of the Sierra Estrella Mountains. The area was designated by Congress and includes a diverse mix of Sonoran desert plants and animals. The area provides hiking, backpacking, climbing and hunting opportunities for users. A four-wheel drive vehicle is required to access the wilderness boundary, which is 13.1 miles east of the Riggs Road and Rainbow Valley Road intersection. A permit is not required to access the







area, but users are requested to use the principles of "Leave No Trace" to minimize their impact on the land.

The Sonoran Desert National Monument is a 496,337-acre area identified through a Presidential Proclamation on January 17, 2001. The monument includes the previously identified North Maricopa Mountains, South Maricopa Mountains and Table Top Wilderness Areas that were designated by Congress in 1990. These three areas collectively include approximately 158,975 acres of land. The Sonoran Desert National Monument is located less than ½ mile to the southwest of the Goodyear Planning Area and provides a wide range of activities including wildlife viewing, camping, hiking, and hunting. Existing vehicular access is provided by Interstate 8 (I-8) (Exits 140 and 144, Vekol Valley Road). A permit is required to access the Sand Tank Mountains (formerly known as Area A). The BLM initiated a Management Resource Plan in the summer of 2003.







### 4.2 Open Space Goals, Objectives and Policies

The goals, objectives, and policies presented in the Open Space Element serve as the City's guide for existing and future active and passive open space, natural area, and recreational facility development. The goals are the culmination of recommendations from the adopted Parks, Trails and Open Space Master Plan, input from the General Plan Advisory Committee (GPAC) and the residents of the City, Community Development Department, other City department staff involvement, and URS's professional assessment. The Open Space goals respond to the following issues:

- To provide enhanced active open space within the City
- To have a sense of openness that responds to the history and setting of the community
- To establish regional linkages for local open space connections
- To administer a variety of recreational programs and facilities for new and existing residents

The supporting objectives and policies serve the City as guidelines for implementation activities, which will aid the City in reaching its desired vision.

Goal A: A High Level of Active Open Space Acreage and Facilities to Serve Existing and Future Residents.

**Objective A-1:** Implement a hierarchy of desired park types.

**Policy A-1a:** The City shall utilize the park standards and guidelines as identified in this element and update its Parks, Trails, and Open Space Master Plan accordingly.

**Policy A-1b:** The City shall encourage strategically located neighborhood parks (and K-8 schools) within residential communities that are linked with trails.

**Policy A-1c:** The City shall amend the Zoning Ordinance to reflect revised definitions and standards for active and passive open space.







**Policy A-1d:** The City shall diversify its existing level of park acreage to meet the increasing diverse recreational facility needs (i.e., dog parks, skate parks, community parks, and sports complexes) of its residents.

**Policy A-1e:** The City will evaluate the need and timing to enhance its full time and volunteer Parks and Recreation Division personnel to operate and manage its open space facilities and recreation programs.

**Objective A-2:** Continue to leverage joint use opportunities for recreational, educational and stormwater facilities that serve planning area residents.

**Policy A-2a:** The City shall update the Southwest Cities, Schools, and Developers Partnership to identify the need for a minimum of five acres for a park adjacent to K-8 school sites and joint use of on-site recreational facilities at high school sites.

**Policy A-2b:** The City shall examine the joint benefits of using existing and future large stormwater detention facilities as large urban parks/sports complexes and potential dog parks or "offleash" running areas.

**Objective A-3:** Continue to coordinate the provision of park land and major recreational facilities with other governmental entities and private, non-profit agencies.

**Policy A-3a:** The City shall coordinate with the Arizona State Land Department to include the location of parks within future conceptual and master plans.

**Policy A-3b:** The City shall coordinate with the BLM to assess land within BLM's jurisdiction for beneficial passive and active recreational facilities.

**Policy A-3c:** The City shall partner with the Flood Control District of Maricopa County and other stakeholders to implement the El Rio Vision within and adjacent to the Gila







River, the SR 303 Corridor/White Tank ADMP Update in the north and central region of the Goodyear Planning Area, and the future Estrella and Rainbow Valley/Waterman Wash Area Drainage Master Plans in the south region of the Goodyear Planning Area.

**Policy A-3d:** The City shall consider partnering with its surrounding municipalities (i.e., Avondale, Litchfield Park, Buckeye) to discuss the desire for, timing of, and management of regional recreational facilities (i.e., multi-generational facility, sports complex, etc.).

**Policy A-3e:** The City shall coordinate the location and timing of adequate large urban park/sports complex land and consider the joint management responsibilities with other adjacent jurisdictions to ensure service area coverage along common planning area boundaries.

**Policy A-3f:** The City will partner with private non-profit organizations (e.g., YMCA) to permit them to operate City constructed facilities and programs.

### Goal B: A Mix of Developed and Natural Open Space.

**Objective B-1:** Critically evaluate natural and agricultural areas in a comprehensive manner.

**Policy B-1a:** The City shall consider the Farmland and Desert Preservation Committee recommendations on land in agricultural production within the 65 DNL noise contour of Luke Air Force Base as a high priority for acquisition and preservation while respecting existing development agreements and individual property owner's rights.

**Policy B-1b:** The City shall consider the Farmland and Desert Preservation Committee recommendations on Sections 10,15, 22 and 36 and portions of Section 23 (T.1N. R.2W.) (outside the 65 DNL boundary) and Section 25 (T.2N. R.2W) (southeast







corner) as medium priorities for future acquisitions dependant on the availability of funding.

**Policy B-1c:** The City shall prepare and adopt a Transfer of Development (TDR) policy to facilitate the preservation of open space, parks, and agricultural preservation.

**Policy B-1d:** The City shall evaluate the potential funding sources identified in the adopted Parks, Trails, and Open Space Master Plan (i.e., grants, sales tax, revenue bonding, etc.) to acquire both high and medium prioritized open space parcels.

**Policy B-1e:** The City shall determine appropriate funding or sponsorships/partnerships (i.e., adopt-an-area) to provide long-term operational and maintenance needs.

**Policy B-1f:** The City shall review any proposed vegetation, construction/design of buildings, etc. for wildlife hazard management with the United States Department of Agriculture (USDA)-Wildlife Services Department.

**Objective B-2:** Strategically locate man-made open spaces to convey a sense of openness in the community.

**Policy B-2a:** The City shall strongly support the provision and strategic location of golf courses and detention basins in locations that enhance the visual and functional quality of the built environment.

**Policy B-2b:** The City shall encourage joint-use opportunities for developed active and passive open space whenever practical.

Goal C: A Regionally Connected, Locally Accessible Open Space System.

**Objective C-1:** Establish external connections to regional parks through the City.







**Policy C-1a:** The City shall utilize the Maricopa Association of Governments Desert Spaces Plan, adopted in 1995, as a resource to establish a regionally connected open space system.

**Policy C-1b:** The City shall utilize the implementation strategies denoted in the 2002 Parks, Trails, and Open Space Master Plan to augment its public and private open space inventory.

**Objective C-2:** Utilize natural and man-made corridors for land use buffers and open space connections.

**Policy C-2a:** The City shall utilize Bullard, Corgett, and Lum Washes and the Gila River corridor as land use buffers and multi-use trails.

**Policy C-2b:** The City shall consider the use of the Roosevelt and Buckeye Canals and the easements beneath overhead electrical power line corridors as land use buffers and multi-use trails.

**Policy C-2c:** The City shall utilize proposed regional drainage corridors as defined in the Flood Control District of Maricopa County's Water Course Master Plans (El Rio) and in the Area Drainage Master Plans (SR 303 Corridor/White Tanks, Estrella, and Rainbow Valley/Waterman Wash) as land use buffers, multi-use trails, and open spaces.

Goal D: A Responsive Recreation Program that Serves the Diverse Needs of the Community.

**Objective D-1:** Periodically determine the recreational program needs and cost implications within the planning area.

**Policy D-1a:** The City shall conduct a recreational survey every two years to revalidate/identify recreational program and park facility needs, and user demand trends in the City.







**Policy D-1b:** The City shall evaluate the cost/benefit of developing new or expanded recreational programs and facilities to serve year-round recreational programs.

**Policy D-1c:** The City shall continue to partner with the West Valley Fine Arts Council and other organizations to provide arts related and cultural programs for its citizens of all ages.

**Policy D-1d:** The City shall partner with multiple riparian and recreation oriented entities (e.g., American Rivers, Nature Conservancy, BLM, Arizona Game and Fish) to explore and promote eco-tourism opportunities and protect the riparian habitat system along the Gila River.

**Objective D-2:** Provide conveniently located recreational programs and facilities to serve the community.

**Policy D-2a:** The City shall investigate additional joint use facility opportunities (i.e., swimming pools, ice arena) with non-public schools, churches and other for- and non-profit organizations.

**Policy D-2b:** The City shall coordinate with the private sector to locate future community centers within proximity of the City Center or Village Centers identified in the Land Use Plan.

**Policy D-2c:** The City shall continue to partner with the YMCA to provide recreational, social and educational programs within the community.







### 4.3 Open Space Plan

### 4.3.1 Open Space Definitions

The definitions for open space facilities provide guidance in the determination of appropriate amenities for the community. Open space can be categorized into three types: Active, Passive and Natural. The following definitions are provided to guide the appropriate location and components for a mix of open space that enhances the quality of life for existing and future Goodyear residents.

### **Active Open Space**

Active open space is space that is set aside, dedicated, designated, or reserved for recreational facilities, and is typically improved to include some form of equipment, buildings, lakes and water features, built play areas, special use areas and performing arts facilities to accommodate recreational activities including baseball, basketball, soccer, golf (may not comprise more than 75 percent of the total open space requirements of the proposed development), boating, volleyball, skateboarding, horseshoes, etc. Subject to approval of final development plans, active open space may be utilized for the secondary purpose of satisfying stormwater retention requirements. Active open space is designated for the following four park types in the City of Goodyear:

### Mini-Park (MP) 5,445 Sq. Ft. to 1.0 Acre

A Mini-Park is an active open space area with special facilities for a limited or specific group. Typically one acre or less, (i.e., tot lots, senior parks) the size and amenities of each mini-park shall be based on the existing and planned buildout of its service area, consistent with NRPA guidelines. Mini parks shall include a minimum of 5,500 square feet of space and serve 85 percent of the dwelling units within a ½ mile walk (on public sidewalks or dedicated trails). A minimum of 75 percent of the area shall be dry (i.e., not used as detention). The City shall reserve the right to establish an "in-lieu" fee for the provision of mini-park facilities where practical difficulties exist.







# Neighborhood Park (NP) 5.0 to 10.0 Acres

A Neighborhood Park is an active area programmed for recreation, sports fields and courts, playgrounds and picnicking. Co-location with a school site shall occur unless the City determines that such co-location would not be in the best interest of the City. The size and amenities contained in each neighborhood park shall be based on the existing or planned population to be served, consistent with NRPA location and site selection guidelines. Neighborhood parks shall range between 5.0 and 10.0 acres in size and serve 85 percent of the dwelling units within a 1/2-mile walk (on public sidewalks or dedicated trails). A minimum of 25 percent of the site area shall be dry (i.e., not used as detention). Neighborhood parks shall be provided in all Planned Area Developments (PAD) and in all non-PAD residential subdivisions with average lot sizes (i.e., more than 50 percent of the total number of lots) less than one acre. The City staff shall reserve the right to establish a passive use neighborhood park or request an "inlieu" fee for the provision of proximate active neighborhood park facilities where practical difficulties exist.

# Community Park (CP) 25.0 to 50.0 Acres

A Community Park is an area of diverse environmental quality. Community parks may include active and programmed recreation, sport fields and courts, playgrounds, golf courses, picnicking, sport complexes and swimming pools, recreational lakes and passive recreation activities. Joint use of on-site recreational facilities with high school campuses shall occur unless the City determines that such joint use would not be in the best interest of the City. The size and amenities contained within each community park shall be based on the existing or planned population to be served, consistent with NRPA location and site selection guidelines. Community parks shall range between 25.0 and 50.0 acres in size and serve 85 percent of the dwelling units within a 1.5-mile walk (on public sidewalks or dedicated trails). A minimum of 20 percent of the site area shall be dry (50 year event) (i.e., not used as detention). Community parks shall be provided to serve residential areas with slightly overlapping service area coverage. The City Council shall reserve the right to request an "inlieu" fee for the provision of community park facilities for projects







included within the service area of the proposed community park, yet not within the specific location of the proposed park.

# Large Urban Park/Sports Complex (LUP/SC) 50.0 to 100.0 acres

A Large Urban Park/Sports Complex is an extensive, heavily programmed facility of athletic fields and associated facilities that provide seasonal league and tournament play in soccer, baseball/softball, basketball, volleyball, tennis, etc. The size and amenities contained within a large urban park/sports complex shall be based on the desires of City residents, the buildout population to be served, and be consistent with NRPA location and site selection guidelines. These amenities could include playgrounds, recreational lakes, performing arts venues and other recreational opportunities. Large urban parks/sports complexes shall range between 50.0 and 100.0 acres in size and serve 85 percent of the dwelling units within a 3.0-mile walk or bicycle ride (on public sidewalks or dedicated trails). A minimum of five percent of its site area shall be dry (i.e., not used as detention). The City staff shall reserve the right to establish a large urban park/sports complex within the proposed LUP/SC park planning areas or request an "in-lieu" fee for the provision of such facilities.

### **Passive Open Space**

Passive open space is open space that has had minor, if any, improvements and is set aside, dedicated, designated or reserved for public or private use. Passive open space typically accommodates activities such as picnicking, hiking, bicycling, equestrian, walking, dog park or "off-leash" running areas, neighborhood electric vehicles, gardening, agriculture, aesthetics, etc. Passive open space includes trail corridors, linear pathways, plazas, greenbelts, buffers, landscaped parkways, peripheral landscape tracts, water or lake features, or other similar areas. Subject to City Council approval, passive open space may be utilized for a secondary purpose to satisfy stormwater retention requirements. Passive open space may be provided on-site or off-site by new development to meet open space requirements, subject to City Council approval.







### **Natural Open Space**

Natural Open Space is open space that is essentially unimproved in its natural state and set aside, dedicated, designated or reserved for public or private use. Minimal improvements are allowed in natural open space areas for trails, natural interpretive areas, and limited re-vegetation or landform alteration for trail maintenance, aesthetics, visual relief, environmental, public safety and/or emergency purposes so long as the areas disturbed are restored to their natural appearance. Natural open space areas shall not be used for improved drainage purposes. Natural open space includes hillsides, water features, washes, riverbanks, desert lands, and other similar areas. Natural open space may be provided on-site or off-site by new development to meet open space requirements, subject to City Council approval.

#### 4.3.2 Plan Overview

The City of Goodyear provides a high level of service (i.e., 10.3 acres per 1,000 residents) in the provision of public and private active open space acreage within the planning area. By the year 2013, the City should have designated nearly 650 additional acres of park land to accompany the projected 2013 population of 97,200. In the long-term, the City's anticipated build out population of 389,500 residents will require over 3,500 additional acres of park space.

As shown in Table 4.3, Goodyear Parks, Open Space, and Recreational Facility Needs, the specific acreage requirements for each park type are identified. The location and facility standards for park development serve as a general guide for the City's consideration when reviewing development proposals.







# Table 4.3 Goodyear Active Open Space and Recreational Facility Needs

Park Type	Recommended Park Acreage Standard/ 1,000 Population <sup>(a)</sup>	Existing Park Acreage by Type (Level of Service) <sup>(b)</sup>	Year 2013 Park Acreage Need <sup>(c)</sup>	Year 2013 Park Acreage Deficiency	Buildout Park Acreage Need <sup>(d)</sup>
PARKS					
Mini-Park <sup>(e)</sup>	0.17 Acres	5.5 Acres	17.0 Acres	(11.0 Acres)	67.0 Acres
Neighborhood/School Park	3.00 Acres	94.8 Acres	292.0 Acres	(197.0 Acres)	1,169.0 Acres
Community Park	1.11 Acres	35.0 Acres	107.0 Acres	(73.0 Acres)	431.0 Acres
Large Urban Park/Sports Complex	5.98 Acres	189.0 Acres	581.0 Acres	(392.0 Acres)	2,329.0 Acres
Park Acreage Total	10.26 Acres	324.0 Acres	1,000.0 Acres	(676.0 Acres)	3,996.0 Acres
OPEN SPACE					
Recreational Open Space	Varies	Varies	Varies	Varies	Varies
Greenways	Varies	Varies	Varies	Varies	Varies

Varies

Varie

Varies

Varies

(a) Based upon 2003 population of 31,600 and existing facility acreage.

Open Space Acreage Total

- (b) Facilities identified include City, Private and School District Park facilities. Existing LOS acreage rounded to the nearest whole number.
- (c) The 2013 population estimate is 97,200. Park acreage needs are rounded to the nearest whole number.
- (d) Based upon projected study area buildout population of 389,500. Park acreage needs are rounded to the nearest whole number.
- (e) Future Mini-Parks to be developed and maintained entirely by individual Homeowner Associations (HOAs).

Varies

Source: City of Goodyear and URS Inc., May 2003  $\,$ 

### **Active Open Space Planning**

The linear configuration of the planning area and its division by both manmade and natural impediments (i.e., I-10 and the Gila River) support the need for the creation of park planning area boundaries. These planning areas allow for an increased nexus for park service areas by type and also provide the City with information to more accurately forecast the recreational facility and park acreage locational needs for the near term (10-years) and long-range buildout of the planning area. The identification of needed parks and their existing or proposed conceptual location are identified in Figure 4-1, *Open Space Plan*. The four park planning areas are identified below and summarized on the following pages:

- Park Planning Area 1: Camelback Road to Interstate 10
- Park Planning Area 2: I-10 to the Gila River
- Park Planning Area 3: Gila River to Pecos Road
- Park Planning Area 4: Pecos Road to Patterson Road







## Figure 4-1 Open Space Plan







### Park Planning Area 1: Camelback Road to I-10

Through the analysis of the corresponding residential land use densities proposed for Park Planning Area 1, the projected buildout population is 45,800. As shown in Table 4.4, *Park Planning Area Needs by Type*, Park Planning Area 1 will require more than 453 acres of park space to serve its projected buildout population. The specific park needs of the area would require 8 Mini-Parks, 15 Neighborhood/School Parks, 3 Community Parks, and 1 Large Urban Park/Sports Complex. By the year 2013, the forecast need for park types includes 7 Mini-Parks, 15 Neighborhood/School Parks, 3 Community Parks and 1 Large Urban Park/Sports Complex.

The area possesses the potential for the northern extension of Bullard Wash and trailway open spaces along the Roosevelt Irrigation District Canal. The PebbleCreek and Palm Valley planned communities currently provide open space, parks, and other facilities (i.e., golf courses) to serve the specific recreation needs of City residents. In addition, the presence of the Luke Air Force Base Accident Potential Zone (APZ) and 65 DNL (noise) contour may provide opportunities for the preservation of agricultural land within these affected areas.

Table 4.4 Park Planning Area Needs by Type

Park Planning	Vasa	Mini-Park Space <sup>(b)</sup>			ood/School Space	Community	Park Space		Park/Sports	Overall Total			
Area	Year	Number Needed	Average Acreage Required	Number Needed	Average Acreage Required	Number Needed	Average Acreage Required	Number Needed	Average Acreage Required	Number Needed	Overall Acreage Required <sup>(c)</sup>		
PPA 1 <sup>(a)</sup>	2013	7	1	15	10	3	16	1	Varies	26	470		
	Buildout	8	1	15	12	3	16	1	Varies	27	513		
PPA 2 <sup>(a)</sup>	2013	4	1	7	9	1.5	19	0.75	Varies	13	247		
11/1/2	Buildout	12	1	20	9	4	19	2	Varies	38	675		
PPA 3 <sup>(a)</sup>	2013	5	1	7	12	1	31	1	Varies	14	283		
FFA 3	Buildout	21	1	28	14	3	45	2	Varies	54	1,292		
PPA 4 <sup>(a)</sup>	2013	0	0	0	0	0	0	0	Varies	0	0		
11/14	Buildout	26	1	59	7	7	25	2	Varies	94	1,516		
	2013 Total	16	3	29	31	5.5	66	2.75	Varies	53	1,000		
В	uildout Total	67	4	122	42	17	105	7	Varies	213	3,996		

#### Notes:

(a)-Based on the following populations: 2013: PPA 1-44,500; PPA 2-25,000; PPA 3-27,700; and PPA 4-0 Buildout:PPA 1-45,800; PPA 2-68,300; PPA 3-122,000; and PPA 4-153,300

(b)-Operated and maintained entirely by individual Homeowner Associations

(c)-Total acreage required does not include Large Urban Park/Sports Complex acreage.

Source: City of Goodyear and URS, May 2003







### Park Planning Area 2: Interstate 10 to the Gila River

The projected buildout population of Park Planning Area 2 is 68,300. As shown in Table 4.4, Park Planning Area 2 will require almost 675 acres of park space to serve its projected buildout population. The specific park needs of the area would require 12 Mini-Parks, 20 Neighborhood/School Parks, 4 Community Parks, and 2 Large Urban Park/Sports Complexes. By the year 2013, the forecast need for park types includes 4 Mini-Parks, 17 Neighborhood/School Parks, 1.5 Community Parks and 3/4 of a Large Urban Park/Sports Complex.

Park Planning Area 2 can also take advantage of the Bullard Wash for trailways and its connection to the Gila River and the West Valley Recreational Corridor (along the Agua Fria River). It also provides access to the only Large Urban Park/Sports Complex, the Casey Abbott Recreational Area, located on the south side of the Gila River in Park Planning Area 3. Located between the Gila River and I-10, the planning area will be able to leverage park and recreation activities and direct connections when the El Rio Project is implemented. The El Rio Project will restore the Gila River as a riparian corridor with many recreational activities and could become a major destination/ecotourism attraction (in conjunction with its proximity to the Sonoran Desert National Monument, Sierra Estrella Wilderness and Estrella Mountain Regional Park). Park Planning Area 2 is also the location of the future City Center for Goodyear, which will foster multi-modal connections with both the Center and its adjacent proposed Community Park.

### Park Planning Area 3: Gila River to Pecos Road

Park Planning Area 3 is projected to contain a buildout population of 122,000. As shown in Table 4.4, Park Planning Area 3 will require over 1,204 acres of park space to serve its projected buildout population. The specific park needs of the area would require 21 Mini-Parks, 28 Neighborhood/School Parks, 3 Community Parks, and 2 Large Urban Park/Sports Complexes. By the year 2013, the forecast need for park types includes 1 Mini-Park, 7 Neighborhood/School Parks, 1Community Park and 1 Large Urban Park/Sports Complex.







Park Planning Area 3 is adjacent to the approximate 19,900-acre Estrella Mountain Regional Park and includes the City's only existing Large Urban Park/Sports Complex (Casey Abbott Recreational Area). These two facilities provide passive and active recreational opportunities and open space opportunities for City residents. Other potential opportunities include open space corridors and trailways along both Corgett and Lum Washes. Park Planning Area 3 will leverage its adjacency to the future implementation of the south side of the El Rio Project as presented previously. Estrella Mountain Ranch and King Ranch comprise the majority of the land within the park planning area and have identified many community-wide linkages, active and passive open space sites, and recreational opportunities to serve the diverse needs of their communities.

### Park Planning Area 4: Pecos Road to Patterson Road

A buildout population of 153,300 is anticipated in Park Planning Area 4. As shown in Table 4.4, Park Planning Area 4 will require over 1,500 acres of park space to serve its projected buildout population. The specific park needs of the area would require 26 Mini-Parks, 59 Neighborhood/School Parks, 7 Community Parks, and 2 Large Urban Park/Sports Complexes. By the year 2013, it is not anticipated that the planning area will require additional park facilities. If new development should extend into this park planning area, the park standards presented in Table 4.3 shall be utilized to provide recreational facilities for new residents.

Park Planning Area 4 is surrounded by significant passive open space. Estrella Mountain Regional Park is located on its northeastern boundary, the Sierra Estrella Wilderness area is located approximately 4.5 miles to the west and the Sonoran Desert National Monument is located within one mile of the City's southern boundary. However, with the long-term suburban growth anticipated for the park planning area, there will be significant needs for active open space-neighborhood parks, community parks, and large urban parks/sports complexes. As future growth pressures extend south, it will be critically important to understand the need for several high capacity roadways to serve the area, while refining the location of open space sites to maximize user access and community connectivity (trails). Leveraging the existing overhead electrical corridors and natural washes (i.e., Waterman Wash) for pedestrian, equestrian, and bicycle travel will continue to provide high quality amenities that residents will use and enjoy.







### **4.4 Open Space Element Implementation Activities**

The Open Space Element Implementation Activities identify both short- and long-term projects that will achieve the goals and objectives identified previously. A listing of these activities is provided below and organized into both near (1-5 year) and long-term (5-10 year) timeframes to support the 10-year update timeframe mandated by Arizona Revised Statutes (ARS). The activities identified for near-term implementation are further defined in Chapter 12.0, *Implementation Program*.

Near-Term Implementation Activities	Long-Term Implementation Activities
Open Space Funding Acquisition Evaluation and Study	Implementation of El Rio Master Plan
Community Survey (to determine recreational activities in demand by residents)	Partnership on Estrella Mountain Regional Park Master Plan
Park Planning Area Ordinance and Impact Fee Assessment	Partnership on Sonoran National Monument Resource Management Plan
Update of the 1996 Southwest Cities, Schools, and Developers Compact	Arizona State Land Department Conceptual Planning



